

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
of the
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE
5:10 PM Thursday, December 11, 2008
437 SW 4th Avenue • Fort Lauderdale, Florida • 33315 • (954) 525-6444**

Item 1. Roll Call

The meeting was called to order and the following answered present: Dr. Nicholas Tranakas, Chair, James Camp III, Vice Chair; Shirley Carson.

Absent: Gina Pozzuoli (schedule conflict)

Item 2. Review and Approval of the December 11, 2008 Regular Meeting Agenda

The Agenda was reviewed and no corrections or changes noted. Commissioner Camp moved approval; Commissioner Carson seconded. All voted in the affirmative.

Item 3. Review and Approval of the November 20, 2008 Regular Meeting Minutes

The Minutes were reviewed and no corrections or changes noted. Commissioner Camp moved approval; Commissioner Carson seconded. All voted in the affirmative.

Item 4. SECRETARY'S REPORT

The E.D. commented on the recent passing of Commissioner Robert Kelley. Mr. Kelley was involved with this agency since 1973.

1. Proposed Public Housing Maximum Rent Schedule

In accordance with USHUD guidelines (24 CFR 5.504) & HUD Guide Book 7465.7, including in the Agenda package as **Attachment 1** was a copy of the proposed public housing maximum rent schedule. The E.D. discussed this item with the Board and requested that the Board approve the proposed Public Housing Maximum Rent schedule by adopting **Resolution 08-20**.

Commissioner Camp moved the approval of Resolution 08-20; Commissioner Carson seconded. All voted in the affirmative.

2. Proposed Public Housing Flat Rent Schedule

In accordance with USHUD guidelines (24 CFR 960.253 (b)) included in the Agenda package as **Attachment 2** was a copy of the proposed public housing flat rent schedule. The E.D. discussed this item with the Board.

The Board was requested to approve the proposed Public Housing Flat Rent schedule by adopting **Resolution 08-21**.

Commissioner Camp moved the approval of Resolution 08-21; Commissioner Carson seconded. All voted in the affirmative.

3. Employee Incentive Compensation

The E.D. presented this item for discussion and approval. The recommendation was that all employees of the Housing Authority receive a one-week pay holiday incentive bonus.

Commissioner Camp moved the motion to approve the Housing Authority (H/A) paying a one week holiday incentive bonus to all employees, including Executive Director; Commissioner Carson seconded. All voted in the affirmative.

4. Robert P. Kelley Building - Dedication Ceremony

The H/A was planning the dedication ceremony for the Robert P. Kelley Building early next year, but due to the untimely passing of Commissioner Kelley this will be rescheduled for a later date. The E.D. will update the Board on the rescheduling of this item.

Item 5. NEW BUSINESS

1. Expenses Related to Sunnyreach Fire

Since the Sunnyreach fire in March 08, the Agency has been operating under the Emergency Purchasing Authority. The E.D. presented the Board with the following list of expenditures incurred to date:

• Bluestream Builders	\$512,916.93
• GBS Home Improvements	28,600.00
• Horton/Jones Electric Contractors	55,123.77
• LCF	67,083.00
• Rapid Restoration	272,407.12
• Twenty First Century	29,403.28
• Wholesale Flooring Dist.	23,201.40
• Other	99,839.99
Total	\$1,088,575.49

Most of these expenditures are covered by insurance proceeds. The E.D. discussed this item with the Board and requested that the Board adopt **Resolution 08-24** approving the fire related expenses incurred to date for Sunnyreach Acres and that the Agency continue to operate under the Emergency Purchasing Authority. All work should be completed within two months and all expenses will be forwarded to the Board upon completion.

Commissioner Camp moved the approval of Resolution 08-24 Commissioner Carson seconded. All voted in the affirmative.

2. Windstorm Mitigation Grant – Acceptance of Bid for Replacement of Windows, Doors and Shutters for Sunnyreach Acres & Sailboat Bend Apartments

The H/A received a HUD Grant (CDBG Windstorm Mitigation Grant) to improve windstorm protection for public housing units, extra credits were given for buildings that housed the elderly.

Eight (8) bids were submitted for replacement of windows, doors and hurricane shutters at Sunnyreach Acres and Sailboat Bend Apartments Elderly high-rise buildings. The E.D. discussed this item with the Board and presented the recommendation from staff, which was The Window Guys of Florida, Inc.

The E.D. requested that the Board adopt **Resolution 08-22** approving the acceptance of The Window Guys of Florida, Inc., with bid amount of \$414, 215 plus negotiated change orders for a total bid amount of up to \$540, 000. After discussion, during which Commissioner Camp voiced a concern regarding the negotiated change orders, the Board agreed to approve Resolution 08-22 subject to approval from General Counsel, Don Lunny.

Commissioner Camp moved approval; Commissioner Carson seconded. All voted in the affirmative. Resolution 08-22 also authorizes the Executive Director to sign all documents relating to this contract.

3. Acceptance of Bid for Dixie Court III Demolition

The H/A received a \$690,975 Hope VI Grant from HUD to demolish and assist with the relocation cost for the first phase of Dixie Court; \$498,915 was used and the remaining \$192,060 was approved by HUD for the demolition of Dixie Court Phase III.

Eleven (11) bids were submitted to the H/A for the Dixie III demolition. The E.D. discussed this item with the Board and presented the recommendation from staff, which was The BG Group, LLC.

The E.D. requested that the Board adopt **Resolution 08-23** approving the acceptance of The BG Group LLC, with bid amount of \$123,850 and change orders up to the amount of the Hope VI Grant balance.

Commissioner Carson moved the approval of Resolution 08-23; Commissioner Camp seconded. All voted in the affirmative. Resolution 08-23 also authorizes the Executive Director to sign all documents relating to this contract.

4. Acceptance of Bid for Mezzanine at the Robert P. Kelley Building

One bid was submitted to the H/A to build a structural raised mezzanine at the Kelley Building. The purpose of the mezzanine is to provide additional space in the warehouse to accommodate the cabinet shop that is now in a remote location.

The E.D. discussed this item with the Board and requested that the Board adopt **Resolution 08-25** approving the bid from Par Steel Shelving Co., for the amount of \$54,000.

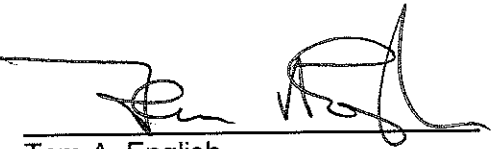
Commissioner Camp moved the approval of Resolution 08-25 Commissioner Carson seconded. All voted in the affirmative. Resolution 08-25 also authorizes the Executive Director to sign all documents relating to this contract.

There being no further discussion the meeting was adjourned.



Dr. Nicholas Tranakas, Chair

ATTEST:



Tam A. English
Executive Director/CEO/Secretary